

Form 192 – aplccmpnrpt

UNITED STATES BANKRUPTCY COURT

District of New Jersey
401 Market Street
Camden, NJ 08102

Case No.: 21-13085-ABA
Chapter: 7
Judge: Andrew B. Altenburg Jr.

In Re: Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, trade, and address):

Choates G. Contracting, LLC
122 Danton Lane
Mullica Hill, NJ 08062

Social Security No.:

Employer's Tax I.D. No.:
83-1406201

**NOTICE OF FILING OF FINAL ACCOUNT(S) OF TRUSTEE,
OF HEARING ON APPLICATIONS FOR COMPENSATION
(AND OF HEARING ON ABANDONMENT OF PROPERTY BY THE TRUSTEE)**

THE FINAL REPORT(S) and account(s) of the trustee in this case having been filed,

NOTICE IS HEREBY GIVEN that there will be a hearing held before Honorable Andrew B. Altenburg Jr.
on:

DATE: January 23, 2025
TIME: 02:00 PM
LOCATION: Courtroom 4B, Mitchell H. Cohen Courthouse, 1 John F. Gerry Plaza, 400 Cooper Street,
Camden, NJ 08101-2067

for the purpose of examining and passing on the report(s) and account(s), acting on applications for compensation and transacting such other business as may properly come before the court. Attendance by creditors is welcomed, but not required.

The account of the trustee shows:

TOTAL RECEIPTS:	\$1,153.16
TOTAL DISBURSEMENTS:	\$0.95
BALANCE ON HAND:	\$1,152.21

In addition to expenses of administration as may be allowed by the court, claims secured by liens and claims entitled to priority must be paid in advance of any dividends to general creditors. The following applications for compensation have been filed: (creditors may be heard before the applications are determined)

APPLICANT(S)
Douglas S. Stanger. The United States Trustee

COMMISSION OR FEES
\$0.00

EXPENSES
\$0.00

The trustee's application to abandon the following property will be heard and acted upon:
NONE

The trustee's reports are available for inspection in the clerks office.

Any objection to the trustee's Final Report and Account must be filed (7) seven days prior to the above date and will be heard at that time of the final meeting.

Dated: December 20, 2024

JAN: jgd

Jeanne Naughton
Clerk

In re:
Choates G. Contracting, LLC
Debtor

Case No. 21-13085-ABA
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0312-1
Date Rcvd: Dec 20, 2024

User: admin
Form ID: 192

Page 1 of 3
Total Noticed: 47

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. § 342(f)/Fed. R. Bank. P. 2002(g)(4).
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 22, 2024:

Recip ID	Recipient Name and Address
db	+ Choates G. Contracting, LLC, 122 Danton Lane, Mullica Hill, NJ 08062-4733
aty	+ Bradley K. Sclar, Five Greentree Centre, Suite 104, 525 Route 73 North, Marlton, NJ 08053-3422
aty	+ Law Offices of Daniel Reinganum, PO BOX 310, Barrington, NJ 08007, UNITED STATES 08007-0310
aty	+ McDowell Law PC, 46 West Main Street, Maple Shade, NJ 08052-2432
aty	+ Shirley Palumbo, Greenspoon Marder, LLP, 100 West Cypress Creek Rd., Suite 700, Fort Lauderdale, FL 33309-2195
acc	++ BEDERSON LLP, 347 MT PLEASANT AVENUE SUITE 200, WEST ORANGE NJ 07052-2749 address filed with court:, Bederson LLP, 100 Passaic Avenue, Suite 310, Fairfield, NJ 07004
sp	+ Bradley Sclar, Sclar & Sclar, Five Greentree Centre, Suite 104, 525 Route 73 North Marlton, NJ 08053-3422
intp	+ COBA, Inc., c/o Dembo, Brown & Burns LLP, 1300 Route 73, Suite 205, Mount Laurel, NJ 08054-2200
r	+ Kelli Fishbein, Keller Williams Realty, 620 Stokes Road, Suite A-D, Medford, NJ 08055-2914
cr	+ LAW DEPT CITY OF PHILADELPHIA, TAX & REVENUE UNIT, 1401 JOHN F. KENNEDY BLVD, 5TH FLOOR, PHILADELPHIA, PA 19102-1640
none	+ Turn-Key Management Corp., 47724 Denton Road, Belleville, MI 48111-2254
519221241	+ BSI Financial Services as servicer for IRP Fund II, 1425 Greenway Drive, Suite 400, Irving, TX 75038-2480
519169071	+ Bittenbender Construction, LP, 5 N. Christopher Columbus Blvd., Philadelphia, PA 19106-1402
519169072	+ Bitty Advance, 12550 Biscayne Boulevard, #304-B, Miami, FL 33181-2501
519229136	+ Daniel Green, 120 Peace Lane, Glassboro, NJ 08028-3221
519169075	+ Drexel Properties GP, LLC, 926 West Walnut Street, Allentown, PA 18102-4860
519229137	+ Estate of Rita Jones, c/o Rosalind Grant, 2937 Sheldon Road, Louisville, KY 40218-4721
519799861	+ Jacqueline vigilante, 99 North Main St, Mullica Hill 08062-9421
519169077	+ Jasmine Hawthorne, 5300 Master Street, Philadelphia, PA 19131-4324
519169078	+ Midland Mortgage, PO Box 268806, Glassboro, NJ 08028-3221
519169080	+ Norman G. Copsetta, Jr., c/o Braedon Realty Company, 401 Cooper Landing Road, Suite C-25, Cherry Hill, NJ 08002-2587
519169081	+ Pamela Elchert Thurmond, Esq., City of Philadelphia Law Department, 1401 JFK Boulevard, 5th Floor, Philadelphia, PA 19102-1617
519169082	+ Pennsylvania Department of Revenue, PO Box 280948, Attn: Bankruptcy Division, Harrisburg, PA 17128-0948
519169083	+ Philadelphia Dept. of Labor and Industry, 801 Market Street, Suite 6121, Philadelphia, PA 19107-3158
519169084	+ Philly Properties GP, LLC, 926 West Walnut Street, Allentown, PA 18102-4860
519799862	+ SCOTT E. BRAIDWOOD, 1728 Gianna Drive, Glassboro, NJ 08028-3459
519169085	+ Sandra Ronessa Miller, 3808 Kirkwood Saint Georges Road, Bear, DE 19701-2283
519229139	+ Scott Polar, 120 Peace Lane, St Thomas, VI 00802-8000
519169086	+ State of New Jersey, Dept of Labor - Div. of Employer Accts, PO Box 951, Trenton, NJ 08646-0059
519203744	+ Sunbelt Rentals, 1275 W Mound Street, Columbus, Ohio 43223-2213
519169089	+ Tashira Good, 73 West Road, Glassboro, NJ 08028
519169090	+ Township of Pennsville, Attn: Tax Office, 90 North Broadway, Pennsville, NJ 08070-1750
519793540	+ Turn-Key Management Corp., c/o Shuttleworth Law, Brad V. Shuttleworth, Esq., 100 S. Juniper Street, Third Floor Philadelphia, PA 19107-2703
520436436	+ WINSLOW TWP TAX COLLECTOR, 125 South Route 73, Braddock NJ 08037-9423
519169091	+ William C. Katz, Esq., 900 E. 8th Avenue, Suite 300, 19406, King of Prussia, PA 19406-1324

TOTAL: 35

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Dec 20 2024 20:45:00	U.S. Attorney, 970 Broad St., Room 502, Rodino

District/off: 0312-1

User: admin

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Date Rcvd: Dec 20, 2024

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Total Noticed: 47

			Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpregion03.ne.ecf@usdoj.gov	Dec 20 2024 20:45:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
519169073	+ Email/Text: bankruptcy@bsifinancial.com	Dec 20 2024 20:44:00	BSI Financial Services, 314 S. Franklin Street, Second Floor, PO Box 517, Titusville, PA 16354-0517
519169074	Email/Text: megan.harper@phila.gov	Dec 20 2024 20:45:00	City of Philadelphia, Law Department, Municipal Services Build, 1401 JFK Boulevard, 5th Floor, Philadelphia, PA 19102-1595
519229167	Email/Text: megan.harper@phila.gov	Dec 20 2024 20:45:00	Water Revenue Bureau, c/o City of Philadelphia Law Department, Tax & Revenue Unit, Bankruptcy Group, MSB, 1401 John F. Kennedy Blvd., 5th Floor, Philadelphia, PA 19102-1595
519169076	+ Email/Text: sbse.cio.bnc.mail@irs.gov	Dec 20 2024 20:44:00	Internal Revenue Service, Centralized Insolvency Operation, PO Box 7346, Philadelphia, PA 19101-7346
519242404	+ Email/PDF: ais.midfirst.ebn@aisinfo.com	Dec 20 2024 20:47:07	MidFirst Bank, 999 NorthWest Grand Boulevard, Oklahoma City, OK 73118-6051
519169079	+ Email/Text: nsm_bk_notices@mrcooper.com	Dec 20 2024 20:44:00	Mr. Cooper, Attn: Bankruptcy, PO Box 619094, Dallas, TX 75261-9094
519169087	Email/Text: NJTax.BNCnoticeonly@treas.nj.gov	Dec 20 2024 20:43:00	State of New Jersey, Division of Taxation - Bankruptcy, 3 John Fitch Way, 5th Floor, PO Box 245, Trenton, NJ 08695-0267
519203530	Email/Text: NJTax.BNCnoticeonly@treas.nj.gov	Dec 20 2024 20:43:00	State of New Jersey, Division of Taxation, Bankruptcy Section, PO Box 245, Trenton, NJ 08695-0245
519169088	^ MEBN	Dec 20 2024 20:37:39	Sunbelt Rentals, Inc., PO Box 409211, Atlanta, GA 30384-9211
519233374	+ Email/Text: nsm_bk_notices@mrcooper.com	Dec 20 2024 20:44:00	U.S. Bank National Association, et al., c/o Nationstar Mortgage, LLC, P.O. Box 619096, Dallas, TX 75261-9096

TOTAL: 12

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
519229138		Lake Property Development, LLC
cr	*+	Drexel Properties GP, LLC, 926 West Walnut Street, Allentown, PA 18102-4860
cr	*+	Philly Properties GP, LLC, 926 West Walnut Street, Allentown, PA 18102-4860
intp	*+	Scott E. Braidwood, 1728 Gianna Dr, Glassboro, NJ 08028-3459

TOTAL: 1 Undeliverable, 3 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

District/off: 0312-1

User: admin

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Date Rcvd: Dec 20, 2024

Form ID: 192

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Date: Dec 22, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 20, 2024 at the address(es) listed below:

Name	Email Address
Brad V Shuttleworth	on behalf of Unknown Role Type Turn-Key Management Corp. brad@shuttleworth-law.com
Daniel L Reinganum	on behalf of Plaintiff Choates G. Contracting LLC Daniel@ReinganumLaw.com, DanielReinganum@ecf.courtdrive.com;LawOfficesofDanielReinganum@jubileebk.net
Daniel L Reinganum	on behalf of Attorney Law Offices of Daniel Reinganum Daniel@ReinganumLaw.com DanielReinganum@ecf.courtdrive.com;LawOfficesofDanielReinganum@jubileebk.net
Denise E. Carlon	on behalf of Creditor MidFirst Bank dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Douglas S. Stanger	doug.stanger@flastergreenberg.com diana.janansky@flastergreenberg.com,dss@trustesolutions.net,cdss11@trustesolutions.net
Douglas S. Stanger	on behalf of Trustee Douglas S. Stanger doug.stanger@flastergreenberg.com diana.janansky@flastergreenberg.com,dss@trustesolutions.net,cdss11@trustesolutions.net
Jacqueline M. Vigilante	on behalf of Interested Party Scott E. Braidwood jacci@thevigilantelawfirm.com
Jeffrey M. Sponder	on behalf of U.S. Trustee U.S. Trustee jeffrey.m.sponder@usdoj.gov jeffrey.m.sponder@usdoj.gov
Jessica Ann Berry	on behalf of Creditor BSI Financial Services as servicer for IRP Fund II Trust 2A bankruptcy@gmlaw.com
Kyle Francis Eingorn	on behalf of Interested Party COBA Inc. keingorn@dbblegal.com
Mark S. Haltzman	on behalf of Creditor Drexel Properties GP LLC mhaltzman@sanddlawyers.com, kdaley@sanddlawyers.com;rchew@sanddlawyers.com
Mark S. Haltzman	on behalf of Creditor Philly Properties GP LLC mhaltzman@sanddlawyers.com, kdaley@sanddlawyers.com;rchew@sanddlawyers.com
Pamela Elchert Thurmond	on behalf of Creditor LAW DEPT CITY OF PHILADELPHIA Pamela.Thurmond@phila.gov
Steven P. Kelly	on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION skelly@sterneisenberg.com bkecf@sterneisenberg.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov
United States Trustee	USTPRegion03.NE.ECF@usdoj.gov
William Carl Katz	on behalf of Creditor Philly Properties GP LLC wkatz@sanddlawyers.com, kdaley@sanddlawyers.com;rchew@sanddlawyers.com
William Carl Katz	on behalf of Creditor Drexel Properties GP LLC wkatz@sanddlawyers.com, kdaley@sanddlawyers.com;rchew@sanddlawyers.com

TOTAL: 18